



Boughton & Pinecrest Plaza

595-596 North Pinecrest Road, Bolingbrook, IL 60440

Property Description

This neighborhood shopping center is located in Bolingbrook on Boughton Road, just west of The Promenade, a major lifestyle center and minutes from I-355 and I-55. There is a strong presence of local tenants with a great mix of uses throughout each plaza. Nearby major retailers include Macy's, Bass Pro Shops, Meijer, IKEA and many more. The center boasts strong traffic counts, great signage and visibility.

Property Highlights

- 2,512 SF endcap available!
- Located on major intersection that combines 33,000 VPD
- 1 Mile Away from I-355 & IL-53
- Excellent signage opportunities
- Next to major shopping center
- Co-Tenants include Salkara Grocery, BK Nails, Cell-n-Wheels, STOP 24 Liquors



Building Summary

| | |
|---------------------|------------|
| Building Size: | 28,846 SF |
| Available SF: | 2,512 SF |
| Lease Rate: | Negotiable |
| Operating Expenses: | \$5.71/SF |



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Available Spaces

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| SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE |
|--------------|------------------------|------------|--------------|---------------------------|------------|
| Suite 598 | Available | 2,512 SF | Suite 595 B | Dance Dimensions | 2,485 SF |
| Suite 596 A | Stop 24 Liquors | 2,500 SF | Suite 595 C1 | Dance Dimensions | 1,785 SF |
| Suite 596 B | Cells N' Wheels | 1,220 SF | Suite 595 C2 | US Pack | 1,515 SF |
| Suite 596 C | Abd's Diner | 1,825 SF | Suite 595 D1 | Bolingbrook Family Dental | 1,130 SF |
| Suite 596 D | Neseem's Hair Design | 1,825 SF | Suite 595 D2 | Illinois Safety | 800 SF |
| Suite 594 | Meet U Nails Spa | 1,521 SF | Suite 595 E | De Galaa Hair Salon | 850 SF |
| Suite 592 | Salkara Indian Grocery | 2,113 SF | Suite 595 F | Pinecrest Laundry | 1,600 SF |
| Suite 595 A1 | Browns Chicken | 1,500 SF | Suite 595 GH | Taquería El Valle | 2,200 SF |
| Suite 595 A2 | The Allstaff | 1,465 SF | | | |

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Additional Photos

Boughton & Pinecrest Plaza

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Retailer Map

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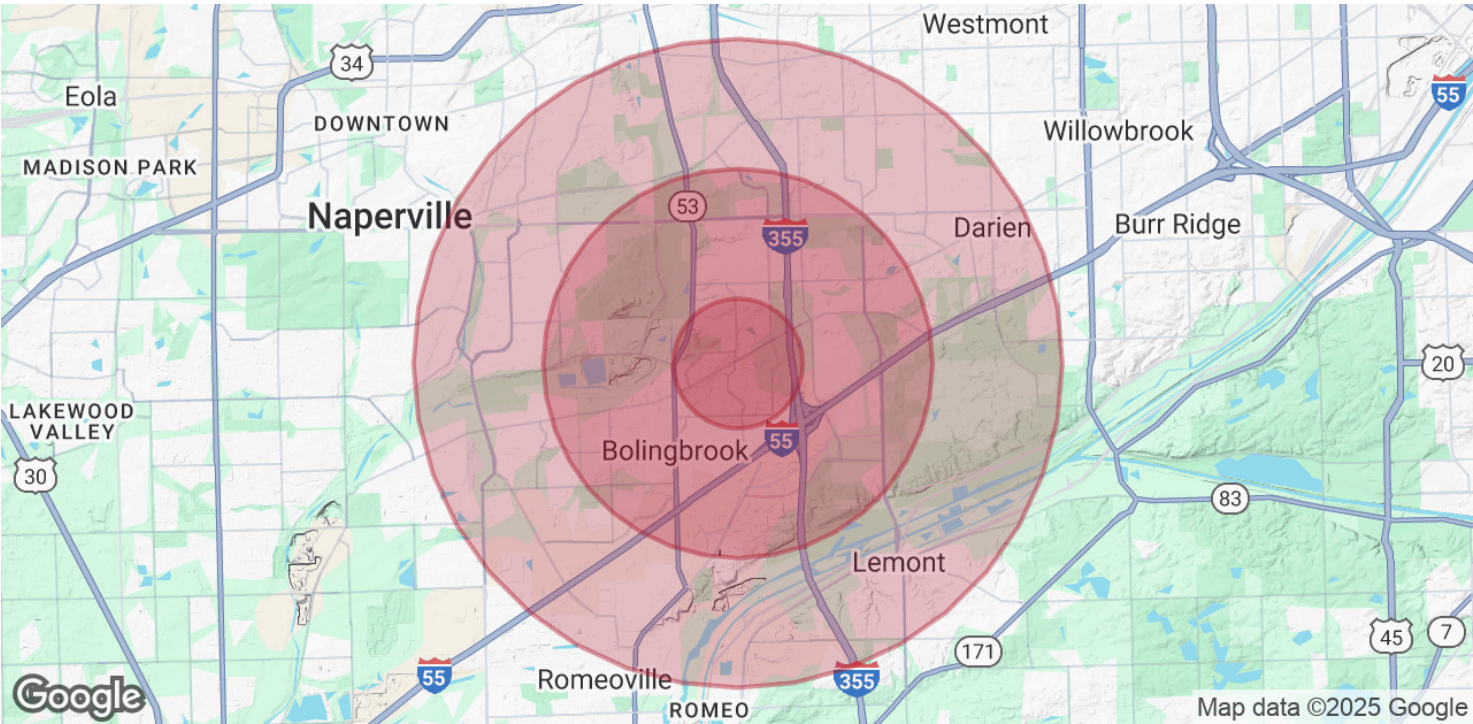


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Demographics Map & Report

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,722 | 77,287 | 218,265 |
| Average Age | 41 | 40 | 41 |
| Average Age (Male) | 40 | 39 | 40 |
| Average Age (Female) | 42 | 41 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,061 | 27,839 | 80,828 |
| # of Persons per HH | 2.7 | 2.8 | 2.7 |
| Average HH Income | \$109,906 | \$122,546 | \$147,029 |
| Average House Value | \$316,051 | \$360,972 | \$418,554 |

Demographics data derived from AlphaMap